185.A	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,900 / 718,900
					USE VALUE:	718,900 / 718,900
					ASSESSED:	718,900 / 718,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN CARMEL L & KERRY S
Owner 2:	
Owner 3:	
Street 1:	33 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN JACQUELINE J/ TRUSTEE -
Owner 2:	SULLIVAN REALTY TRUST -
Street 1:	PO BOX 204
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,626 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2499 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7626.000	264,800		454,100	718,900
Total Card	0.175	264,800		454,100	718,900
Total Parcel	0.175	264,800		454,100	718,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 287.69 | /Parcel: 287.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	131333
GIS Ref	
GIS Ref	
Insp Date	08/03/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.A-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,800	0	7,626.	454,100	718,900	718,900	Year End Roll	12/18/2019
2019	101	FV	268,300	0	7,626.	454,100	722,400	722,400	Year End Roll	1/3/2019
2018	101	FV	268,300	0	7,626.	382,800	651,100	651,100	Year End Roll	12/20/2017
2017	101	FV	268,300	0	7,626.	350,300	618,600	618,600	Year End Roll	1/3/2017
2016	101	FV	268,300	0	7,626.	298,400	566,700	566,700	Year End	1/4/2016
2015	101	FV	222,000	0	7,626.	259,500	481,500	481,500	Year End Roll	12/11/2014
2014	101	FV	222,000	0	7,626.	240,000	462,000	462,000	Year End Roll	12/16/2013
2013	101	FV	222,000	0	7,626.	228,400	450,400	450,400		12/13/2012

!14386!

PRINT

Date	Time
12/11/20	04:14:39

LAST REV

Date	Time
08/30/18	13:31:28
apro	
14386	

USER DEFINED

Prior Id # 1:	131333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN JACQUE	1416-24		5/17/2012	Convenience	99	No	No		
DONOHUE M,SULLI	1416-23		5/17/2012	Convenience	99	No	No		
SULLIVAN MARY/T	1416-22		5/17/2012	Convenience	99	No	No		
SULLIVAN MARY	1105-135		12/30/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	Info At Door	BS	Barbara S
8/3/2018	Measured	BS	Barbara S
12/29/2008	Measured	163	PATRIOT
1/13/2000	Mailer Sent		
1/7/2000	Meas. Denied	163	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7626		Sq. Ft.	Site		0	70.	0.85	7									454,147						454,100	

Total AC/HA:	0.17507	Total SF/SM:	7626	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	454,147	Spl Credit		Total:	454,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383753
Depreciation:	118963
Depreciated Total:	264789

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

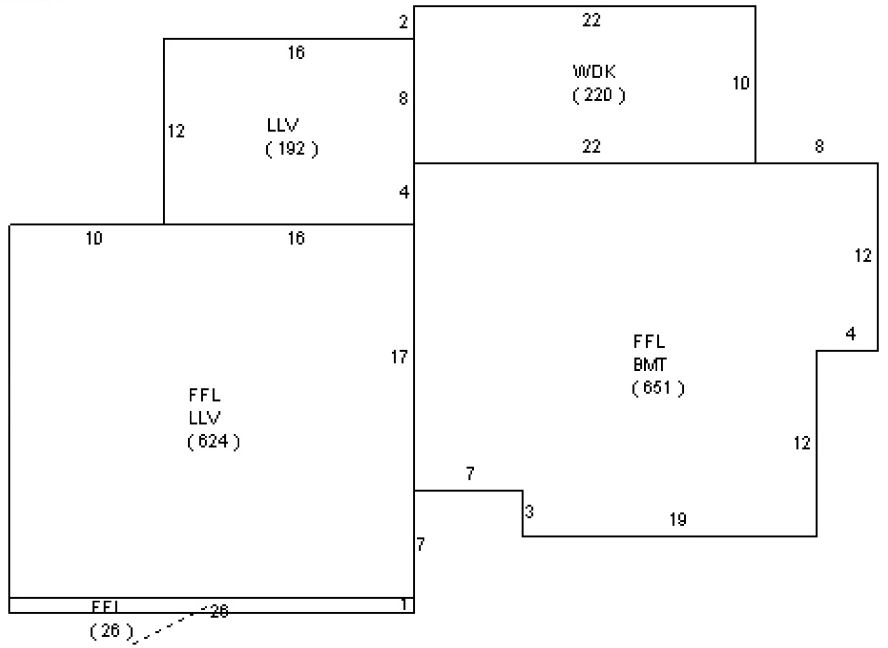
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,301	129.520	168,505
LLV	Lower Level	816	91.070	74,312
BMT	Basement	651	61.590	40,093
WDK	Deck	220	10.650	2,343

Net Sketched Area:	2,988	Total:	285,253
Size Ad	1301	Gross Are	2988	FinArea	2499
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90		
LLV	100	FLA	75		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.52
Special Features:	0	Val/Su Net:	88.62
Final Total:	264800	Val/Su SzAd	203.54

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.A-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc